

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Date:	January 7, 2013	
Legal Desc	eription of Property	, ,	
Square:	Square: 0700 Lot: 0840		
Property A	ddress: 38 N Street SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	699,840	Land	657,560
Building	1,460	Building	1,460
Total	\$ 701,300	Total	\$ 659,020

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

COMMISSIONER SIGNATURES

Hillary Lovick, Esq.

Frank Sanders

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



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	Date	: January 7, 2013		
Legal Desc	ription of Property	,		
Square:	0700 Lot: 0841			
Property A	ddress: 36 N Street SE			
ORIGINAL ASSESSMENT			FINAL ASSESSMENT	
Land	1.026.800	Y		
Lanu	1,036,800	Land	972,000	
Building	80,520	Building	80,520	
Total	\$ 1,117,320	Total	\$ 1,052,520	

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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	Date:	January 7, 2013		
Legal Desc	ription of Property			
Square: (0700 Lot: 0850			
Property A	ddress: N Street SE			
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	763,200	Land	715,500	
Building	-0-	Building	-0-	
Total	\$ 763,200	Total	\$ 715,500	

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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	Date:	January 7, 2013	
Legal Desc	ription of Property	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Square:	0700 Lot: 0864		
Property A	ddress: 30 N Street SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	645,120	Land	604,800
Building	45,430	Building	45,430
Total	\$ 690,550	Total	\$ 650,230

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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	Date	e: January 7, 2013		
Legal Descr	ription of Property			
Square: 0	0700 Lot: 0865			
Property Ac	ldress: 32 N Street SE			
ORIGINAL ASSESSMENT			FINAL ASSESSMENT	
Land	691,200	Land	648,000	
Building	50,480	Building	50,480	
Total	\$ 741,680	Total	\$ 698,480	

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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	Da	te: January 7, 2013	
Legal Desc	ription of Property	, , , , , , , , , , , , ,	
Square:	0700 Lot: 0868		
Property A	ddress: N Street SE		
ORIGINAL ASSESSMENT			FINAL ASSESSMENT
Land	791,040	Land	741,600
Building	-0-	Building	-0-
Total	\$ 791,040	Total	\$ 741,600

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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	Date	e: January 7, 2013		
Legal Desc	ription of Property	•		
Square:	uare: 0700 Lot: 0871			
Property A	ddress: 1275 Half Street SE			
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	940,320	Land	991 550	
	510,520	Land	881,550	
Building	-0-	Building	-0-	
Total	\$ 940,320	Total	\$ 881,550	

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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	Date	: January 7, 2013	
Legal Desc	ription of Property	,	
Square:	0700 Lot: 0872		
Property A	ddress: Half Street SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	1,097,040	Land	1 020 400
	1,007,040	Land	1,028,480
Building	-0-	Building	-0-
Total	\$ 1,097,040	Total	\$ 1,028,480

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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	Date	: January 7, 2013	
Legal Desc	ription of Property	7,2010	
Square:	Square: 0700 Lot: 0873		
Property A	ddress: M Street SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	18,139,640	Land	17,005,850
Building	1,000	Building	1,000
Total	\$ 18,140,640	Total	\$ 17,006,850

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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	Date	e: January 7, 2013	
Legal Desc	ription of Property		
Square:	0700 Lot: 0874		
Property A	ddress: M Street SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	9,703,120	Land	9,096,680
Building	-0-	Building	-0-
Total	\$ 9,703,120	Total	\$ 9,096,680

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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	Date:	January 7, 2013	
Legal Descr	ription of Property	7,2015	
Square: 0	700 Lot: 0875		
Property Ad	ldress: M Street SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	11,136,160	Land	10,429,650
Building	-0-	Building	-0-
Total	\$ 11,136,160	Total	\$ 10,429,650

Rationale:

The Real property Tax Appeal Commission ("RPTAC") is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). As part of a "Global Settlement" the Petitioner and the Office of Tax and Revenue (OTR) have agreed to the "Recommended Value" by OTR for Tax Year 2013. The Commission accepts the "Recommended Value" agreed to by both parties and has reduced the Tax Year 2013 proposed assessment.

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Date: January 31, 2013

Legal Description of Property

Square: 0717 Lot: 7000

Property Address: 2nd Street NE

	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	2,831,000	Land	2,335,960
Building	-0-	Building	-0-
Total	\$ 2,831,000	Total	\$ 2,335,960

Rationale:

Pursuant to statute, the Petitioner must demonstrated, by a preponderance of the evidence, that the proposed Tax Year 2013 assessment for the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of January 1, 2012, valuation date.

The subject property is an air rights lot. The Petitioner's appeal is based on valuation. The market approach was utilized to support the Petitioner's estimate of value. The Assessor made a recommendation to reduce the proposed assessment to the prior tax year's assessment (Tax Year 2012).

The RPTAC reviewed the submissions by the OTR and the Petitioner. The Commission reviewed land sales, the Petitioner's adjustment factors for the parking structure, the platform cost, and easement removal. The Commission also applied a discount for development impediments for future potential development of the subject.

In consideration of the aforementioned, the RPTAC reduces the proposed assessment for the Tax Year 2013.

COMMISSIONER SIGNATURES

Andrew Dorcheste

FURTHER APPEAL PROCEDURES

Karla Christensen



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	Date	: January 7, 2013	
Legal Desc	ription of Property		
	0749 Lot: 0031		
	ddress: 1026 3 rd Street NW		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	404,040	Land	404,040
Building	-0-	Building	-0-
Total	\$ 404,040	Total	\$ 404,040

Rationale:

The Real property Tax Appeal Commission ("RPTAC") heard arguments by the Office of Tax and Revenue (OTR) and the Petitioner in regards to this matter on December 12, 2012. The basis of the appeal is valuation. The Petitioner argues that the lot size limits its development potential. The Petitioner fails to provide sufficient information, and to meet its burden of proof, to quantify the impact on the subject's value. The RPTAC therefore sustains the proposed assessment for Tax Year 2013.

COMMISSIONER SIGNATURES

Karla Christensen

Andrew Dorchester

Cliftine Jones

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	Dat	e: January 7, 2013	
Legal Desc	ription of Property	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Square:	0749 Lot: 0804		
Property A			
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	368,550	Land	368,550
Building	-0-	Building	-0-
Total	\$ 368,550	Total	\$ 368,550

Rationale:

The Real property Tax Appeal Commission ("RPTAC") heard arguments by the Office of Tax and Revenue (OTR) and the Petitioner in regards to this matter on December 12, 2012. The basis of the appeal is valuation. The Petitioner argues that the lot size limits its development potential. The Petitioner fails to provide sufficient information, and to meet its burden of proof, to quantify the impact on the subject's value. The RPTAC therefore sustains the proposed assessment for Tax Year 2013.

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	Dat	te: January 7, 2013	
Legal Descr	ription of Property	•	
Square: (0749 Lot: 0805		
Property Ac	ddress: 1028 3 rd Street NW		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	368,550	Land	368,550
Building	-0-	Building	-0-
Total	\$ 368,550	Total	\$ 368,550

Rationale:

The Real property Tax Appeal Commission ("RPTAC") heard arguments by the Office of Tax and Revenue (OTR) and the Petitioner in regards to this matter on December 12, 2012. The basis of the appeal is valuation. The Petitioner argues that the lot size limits its development potential. The Petitioner fails to provide sufficient information, and to meet its burden of proof, to quantify the impact on the subject's value. The RPTAC therefore sustains the proposed assessment for Tax Year 2013.

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	Date	January 7, 2013	
Legal Desc	ription of Property	,,2010	
Square:	0749 Lot: 0826		
Property A	ddress: K Street NW		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	30,204,310	Land	30,204,310
Building	-0-	Building	-0-
Total	\$ 30,204,310	Total	\$ 30,204,310

Rationale:

The Real property Tax Appeal Commission ("RPTAC") heard arguments by the Office of Tax and Revenue ("OTR") and the Petitioner in regards to this matter on December 12, 2012. The basis of the appeal is valuation. While the Petitioner questions the comparable sales used by OTR, which serve as the basis for OTR's assessment, the RPTAC finds that OTR has adjusted the sales appropriately. The RPTAC therefore sustains the proposed assessment for Tax Year 2013.

COMMISSIONER SIGNATURES

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Cillune Jones

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	Date:	January 24, 2013	
Legal Desc	ription of Property		
Square: (0752 Lot: 0861		
Property A	ddress: 701,2 nd Street NW		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	26,082,760	Land	23,781,340
Building	10,000	Building	10,000
Total	\$ 26,092,760	Total	\$ 23,791,340

Rationale:

Pursuant to DC Code §47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Lot(s)

861

Suffix

Square

752

LAND IMPROVEMENTS	Station Townho STIPULATION AGRE THE PETITIONER AND THE PETITIONER AND THE PARTY AGREES TO ST 2013 AS FOLLOWS: POSED ASSESSED VALUE essed value after First Level) \$26,082,760	EMENT THE DISTRICT OF COLUMBIA THAT IN IPULATE TO THE ESTIMATED MARKET	ORDER T
LAND IMPROVEMENTS	STIPULATION AGRE THE PETITIONER AND THE PARTY AGREES TO ST 2013AS FOLLOWS: POSED ASSESSED VALUE essed value after First Level)	EMENT THE DISTRICT OF COLUMBIA THAT IN IPULATE TO THE ESTIMATED MARKET	ORDER VALUE FO
LAND IMPROVEMENTS	2013AS FOLLOWS: POSED ASSESSED VALUE essed value after First Level)	WOLATE TO THE ESTIMATED MARKET	ORDER '
LAND IMPROVEMENTS	essed value after First Level)	STIPULATED ASSESSED VALUE	
IMPROVEMENTS ·	\$26,082,760		
- Allery and	4-1,000,00	\$23,781,340	
Man I v	\$10,000	\$10,000	700
TOTAL	\$26,092,760	\$23,791,340	
TUSTIFICATION: _The subject property and 2nd Streets NE. There were two aparts 43.76/FAR and \$43.76/FAR. The subject	is an apartment develor iment land transactions property's FAR was ad	ment site (PUD) located at the interse in 2011 along the H Street corridor at justed from \$67/FAR to \$61/FAR.	ction of F
7		The state of the s	
APPRAISER: SUPERVISORY APPRAISER: (All stipulations. Gen. Com. stipulations must originate with Supervi	praiser for changes greater than 25% or or	Date: And 24 Date: 1/29/2 **or over \$4 million. The state of the st	3
APPEALS & LITAGATION MANA RESIDENTIAL MANAGER: Appeals & Litigation Manager (Commercial properties where value Residential Manager (All stipulations)	(. · · · · · · · · · · · · · · · · · ·	Date:	· · ·
CHIEF APPRAISER: (Properties where value change is greater than 20% for Residential; greater than 20% or over \$12 million for Major Commercial.)	greater than 20% or ever \$4 million for G	n. Com.	
DIRECTOR: (Proporties where value change is greater than 30% or over \$20 milli	ion.)	Date:	
OR THE PETITIONER: OWNER/AGENT:	Thut The	Date: 423/13	<u> </u>
AGENT'S COMPANY NAME:	Willes b	Ass.	
w. 8/13/12	emite P 1 2 a	Fire to the second	



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	Date:	December 19, 2012	
Legal Desc	eription of Property		
Square:	3664 Lot: 0820		
Property A	ddress: 400 Taylor Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	2,988,290	Land	2,988,290
Building	677,760	Building	354,380
Total	\$ 3,666,050	Total	\$ 3,342,670

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



Suffix

Square

Petitioner

Property Address

3664

RPTAC ASSESSMENT STIPULATION FORM

Lot (s)

400 Taylor St NE

Heights Commercial LP

STIPULATION AGREEMENT

820

a				
(4)		PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE	,
	LAND	\$2,988,290	\$2,988,290	
	IMPROVEMENTS	\$677,760	\$354,380	
	TOTAL	\$3,666,050	\$3,342,670	
STIPULATED PE	RCENTAGE CHANGE:	8.82 % STIPULATED V	ALUE CHANGE \$ 323 380	
JUSTIFICATION and rental rates	ON: OTR reevalua s for comparable prope	ted the assessed value of the su erties.	abject based on the property's his	storic income
			T UPON ACCEPTANCE BY THE PARTIE	
FOR THE DIST APPRAIS SUPERVI (All stipulations, G Major Commercia	ER: SORY APPRAISER:	SHEIRS, ASSIGNS OR SUCCESSORS G COMMISSION OR APPEAL SUCH VA 1: 1 Supervisory Appraiser for changes greated than 25% or over 3 strong Appraiser for changes greater than 25% or over 3 strong Appraiser for changes greater than 25% or over 3 strong Appraiser for changes greater than 25% or over 3 strong Appraiser.	Date: 12/12 Date: 12/12	THER HEARINGS
Appeals & Litigat Residential Manag	ion Manager (Commercial properties who ger (All stipulations)	ere value change is greater than 10% or over \$5 million.	Date:	
CHIEF AI	PPRAISER:	ere value change is greater than 10% or over \$5 million. didential; greater than 20% or over \$4 million for Gen. 6	Date	
CHIEF AI (Properties where greater than 20%	PPRAISER: value change is greater than 20% for Res or over \$12 million for Major Commercia	ildential; greater than 20% or over \$4 million for Gen. (al.)	Date	



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	Da	ate: December 19, 2012	
Legal Desci	ription of Property	2000	
Square: 4	Lot: 0032		
Property Ac	ddress: 3030-3070 V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	3,291,780	Land	2,779,260
Building	373,370	Building	283,866
Total	\$ 3,665,150	Total	\$ 3,063,126

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

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GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION ★★★



RPTAC ASSESSMENT STIPULATION FORM

Lot (s)

3030 V Street NE Et Al

SMC United Industrial Partners INC

STIPULATION AGREEMENT

24 Lots

Suffix

Square

Petitioner

Property Address

Multi Square

PROPOSED ASSESSED VALUE (ASSESSED VALUE LAND S34,6983,40 S30,867,930 IMPROVEMENTS S5,232,590 S4,012,118 TOTAL S39,930,930 S34,880,050 STIPULATED PERCENTAGE CHANGE: 12.65 % STIPULATED VALUE CHANGE S 5,050,880 JUSTIFICATION: OTR reevaluated the assessed value of the subject based on the property's historic incorrental rates for comparable properties, and the vacancy present and upcoming at the property. BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE FROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE 70 ANY COURT. FOR THE DISTRICT OF COLUMBIA: APPRAISER: OUT OF COLUMBIA: APPRAISER: OUT OF COLUMBIA: APPRAISE Commission must religiate with Supervivery Appraiser for changed greater than 15% or ever \$1 million. APPEALS & LITTAGATION MANAGER: Appeals & Littagian Hanger of the parties of the parties of the superior of the parties of the subject of the subject of the parties of the parties of the parties of the subject of the parties o	IT IS HEREBY A EXPEDITIOUSLY THE SUBJECT PR	GREED BY AND BETY SETTLE THIS MATTE OPERTY FOR TAX YEA	WEEN THE PETITIONER AND T R, EACH PARTY AGREES TO STI AR AS FOLLOWS:	HE DISTRICT OF COLUMBIA THAT IN ORDER PULATE TO THE ESTIMATED MARKET VALUE
IMPROVEMENTS S5,232,590 S4,012,118 TOTAL S39,930,930 S34,880,050 STIPULATED PERCENTAGE CHANGE: 12.65 % STIPULATED VALUE CHANGE \$5,050,880 JUSTIFICATION: OTR reevaluated the assessed value of the subject based on the property's historic incovental rates for comparable properties, and the vacancy present and upcoming at the property. BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE PROPERTY TAX APPEALS COMMISSION'S ADDITION OF THE PARTIES STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION'S ADDITION OF THE PARTIES STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR BUPCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEAR SHAPPAN ASSESSED VALUE AND NEITHER PARTY, ITS HERES, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEAR PARTIES ASSESSED VALUE AND NEITHER PARTY, ITS HERES, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEAR PARTIES ASSESSED TO A SPEAL STIPULATED AND YOURT. FOR THE DISTRICT OF COLUMBIA: APPRAISER: SUPERVISORY APPRAISER: OUT OF COLUMBIA: APPEALS & LITAGATION MANAGERV RESIDENTIAL MANAGER: APPRAISER: CHIEF ARGE TO A STIPULATED VALUE AND A STATE OF THE PARTIES AND THE PAR			PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
TOTAL \$39,930,930 \$34,880,050 STIPULATED PERCENTAGE CHANGE: 12.65 % STIPULATED VALUE CHANGE \$5,050,880 JUSTIFICATION: OTR reevaluated the assessed value of the subject based on the property's historic incorental rates for comparable properties, and the vacancy present and upcoming at the property. BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEAR BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEAR ASSESSED VALUE AND ACCURAT. FOR THE DISTRICT OF COLUMBIA: APPRAISER: SUPERVISORY APPRAISER: (All idjustations. Gue. Com. ifiguiations must originate with Supervisory Apprairer for changes grether than 25% or ever \$1 million. Midple Commercial slipbuiltons must originate with Supervisory Apprairer for changes grether than 25% or ever \$1 million. APPEALS & LITAGATION MANAGER! APPEALS & LITAGATION MANAGER! APPEALS & LITAGATION MANAGER! Appeals & Liffention Manager (Commercial) proporties where value change is greater than 15% of ever \$5 million. Date: 13 Dec. 2017. CHIEF APPRAISER: (Properties where value change is greater than 20% or ever \$4 million for Gen. Cam. DIRECTOR: (Properties where value change is greater than 20% or ever \$4 million for Gen. Cam. Director: (Properties where value change is greater than 20% or ever \$2 million.) Date: P7 12 AGENT'S COMPANY NAME:		LAND		\$30,867,930
STIPULATED PERCENTAGE CHANGE: 12.65 % STIPULATED VALUE CHANGE \$ 5.050,880 JUSTIFICATION: OTR reevaluated the assessed value of the subject based on the property's historic incorrental rates for comparable properties, and the vacancy present and upcoming at the property. BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE I PROPERTY TAX APPEALS COMMISSION'S ADDITION OF THE PARTIES STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION'S ADDITION OF THE PARTIES STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEAR ASSESSED VALUE, AND NEITHER PARTY, ITS HERRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEAR ASSESSED VALUE, AND NEITHER PARTY, ITS HERRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEAR ASSESSED VALUE, AND NEITHER PARTY, ITS HERRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEAR ASSESSED VALUE, AND NEITHER PARTY APPEALS COMMISSION OR APPEAL SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEAR ASSESSED VALUE, AND NEITHER PARTY AND ASSESSMENT, THAT VALUE SHALL BECOME ASSESSED VALUE AND ASSESSMENT, THAT VALUE SHALL BECOME ASSESSMENT, THAT VALUE SHALL BECOME ASSESSMENT, THAT VALUE SHALL BECOME ASSESSMENT, THAT VALUE SH		IMPROVEMENTS	\$5,232,590	\$4,012,118
JUSTIFICATION: OTR reevaluated the assessed value of the subject based on the property's historic incorental rates for comparable properties, and the vacancy present and upcoming at the property. By entering into this stipulation agreement, the parties agree that upon acceptance by the parties and the property tax appears to a second property		TOTAL	\$39,930,930	
ASSESSED ALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE SHALL BECOME BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT. FOR THE DISTRICT OF COLUMBIA: APPRAISER: Date: 12/12 SUPERVISORY APPRAISER: (All stipulations must originate with Supervisory Appräiser for changes gredier than 25% or over \$1 million.) APPEALS & LITAGATION MANAGER/ RESIDENTIAL MANAGER: Appeals & Litigation Manager (Commercial properties where value change is greater than 10% of over \$5 million.) CHIEF APPRAISER: (Properties where value change is greater than 25% for Residential; greater than 20% or over \$4 million for Gen. Com. DIRECTOR: (Properties where value change is greater than 30% or over \$10 million.) Date: Date: Date: 47/12 Date: 47/12 Date: 47/12 AGENT'S COMPANY NAME:	JUSTIFICATIO	N: OTR reevalue	ted the assessed value of the	**
(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. DIRECTOR: (Properties where value change is greater than 30% or over \$20 million.) Date: FOR THE PETITIONER: OWNER/AGENT: Date: Date: Date: Date:	ASSESSED VALUE AN BEFORE THE REAL P FOR THE DISTR APPRAISE SUPERVISO (All stlipstations, Gen., Major Commercial stip APPEALS & RESIDENTI Appeals & Litteration N	ID NEITHER PARTY, ITS ROPERTY TAX APPEALS ICT OF COLUMBIA R: DRY APPRAISER: Com. stipulations must originate with insulations must originate with Supervisival and Control of Control o	HEIRS, ASSIGNS OR SUCCESSORS SCOMMISSION OR APPEAL SUCH VA Supervisory Appraiser for changes greater than 25% or over Si NAGER	Date: 17/12/17
Properties where value change is greater than 30% or over \$20 million.) Date: FOR THE PETITIONER: OWNER/AGENT: AGENT'S COMPANY NAME: Date: 12/7/12	(Properties where value	change la mantan al pare a	ential; greater than 20% or over \$4 million for Gen. Co	Date:
OWNER/AGENT: AGENT'S COMPANY NAME: Date: 2 7 12	DIRECTOR: (Properties where value of	thange is greater than 30% or over \$2	0 million.)	Date:
· ·	OWNER/AGI	ENT:	gus Cles	Date: 12/7/12
ev. 8/13/12	cev. 8/13/12			

Proposed TY 2013 Value

SMC United Industrial Partners INC. 3030 V Street, NE Et Al Schedule of Lots

Square 4365 Lots 28,29,32,804,805 and 806

Square 4367 Lots 1,2,and 801; Square 4371 Lots 1,2,5,805 and 806 Square 4373 Lots 1,2,5,802,803 and 807; Parcel 173 Lots 90,95,96,123 and 124

\$	Square Lot	Address	Land	Improve.	Total
4365	0032	3030 - 3070 V ST NE	\$3,291,780	\$373,370	\$3,665,150
4365	0804	VSTNE	\$302,100	\$0	
4365	0805	2310 31ST ST NE	\$1,197,990	\$1,000	\$302,100
4365	0806	2320 31ST ST NE	\$1,136,760	\$1,000	\$1,198,990
4367	0001	3130 - 3180 V ST NE	\$2,949,300	\$473,700	\$1,137,760
4367	0002	3100 V ST NE	\$959.670	\$1,056,540	\$3,423,000
4367	0801	33RD ST NE	\$363,630		\$2,016,210
4371	0001	3300 V ST NE	\$3,928,920	\$0	\$363,630
4371	0002	3350 - 3390 V ST NE	\$3,002,400	\$186,730	\$4,115,650
4371	0005	2100 SOUTH DAKOTA AV NE	\$400,880	\$458,140	\$3,460,540
4371	0805	SOUTH DAKOTA AV NE	\$542,760	\$1,000	\$401,880
4371	0806	VSTNE	\$682,050	\$0	\$542,760
4373	0001	3015 - 3055 V ST NE	\$2,927,790	\$0	\$682,050
4373	0002	3125 - 3165 V ST NE	\$2,922,660	\$479,990	\$3,407,780
4373	0005	3325 - 3355 V ST NE	\$3,427,170	\$481,490	\$3,404,150
4373	0802	VSTNE	\$543,000	\$333,700	\$3,760,870
4373	0803	VSTNE	\$241,140	\$1,000	\$544,000
4373	0806	VSTNE		\$1,000	\$242,140
4373	0807	VSTNE	\$109,280	\$1,000	\$110,280
PAR 0	1730090	3535 V ST NE	\$590,490	\$1,000	\$591,490
	1730095	3515 V ST NE	\$2,202,750	\$692,370	\$2,895,120
	1730096		\$635,970	\$555,210	\$1,191,180
	1730123	3521 V ST NE	\$638,130	\$33,350	\$671,480
	1730123	VSTNE	\$189,690	\$1,000	\$190,690
PARU	1730124	NEW YORK AV NE	\$1,512,030	\$100,000	\$1,612,030
			\$34,698,340	\$5,232,590	\$39,930,930

Stipulated TY 2013 Value SMC United Industrial Partners INC. 3030 V Street, NE Et Al Schedule of Lots

Square 4365 Lots 28,29,32,804,805 and 806

Square 4367 Lots 1,2,and 801; Square 4371 Lots 1,2,5,805 and 806 Square 4373 Lots 1,2,5,802,803 and 807; Parcel 173 Lots 90,95,96,123 and 124

4365		3030 - 3070 V ST NE	\$ 2,779,260	\$283,866	\$	3,063,126
4365	2 Table 2 Table 2	V ST NE	\$ 255,060	0	\$	255,060
4365		2310 31ST ST NE	\$ 1,197,990	\$1,000	s	1,198,990
4365	0806	2320 31ST ST NE	\$ 1,136,760	\$1,000	S	1,137,760
4367	0001	3130 - 3180 V ST NE	\$ 2,949,300	\$360,145	S	3,309,445
4367	0002	3100 V ST NE	\$ 810,250	\$803,266		1,613,516
4367	0801	33RD ST NE	\$ 307,010	0	S	307,010
4371	0001	3300 V ST NE	\$ 3,317,200	\$141,967	S	
4371	0002	3350 - 3390 V ST NE	\$ 2,534,940	\$348,315	S	3,459,167
4371	0005	2100 SOUTH DAKOTA AV NE	\$ 400,880	\$1,000	S	2,883,255
4371	0805	SOUTH DAKOTA AV NE	\$ 458,250	01,000	S	401,880
4371	0806	VSTNE	\$ 575,860	0	S	458,250
4373	0001	3015 - 3055 V ST NE	\$ 2,927,790	\$364,927	-	575,860
4373	0002	3125 - 3165 V ST NE	\$ 2,467,610	\$366,067	100	3,292,717
4373	0005	3325 - 3355 V ST NE	\$ 2,893,570		\$	2,833,677
4373	0802	V ST NE	\$ 543,000		\$	3,147,275
4373	0803	VSTNE	\$ 241,140	\$1,000	\$	544,000
4373	0806	VSTNE		\$1,000	\$	242,140
4373	0807	VSTNE		600	\$	110,280
PAR 0	1730090	3535 V ST NE			\$	591,490
	1730095	3515 V ST NE	\$ 1,859,790		S	2,386,185
	1730096	3521 V ST NE	\$ 536,950	\$422,115	\$	959,065
100000	1730123	VSTNE	\$ 538,780		S	572,130
	1730123		\$ 160,160	\$1,000	\$	161,160
FARU	1730124	NEW YORK AV NE	\$ 1,276,610	\$100,000	S	1,376,610
			\$ 30,867,930 \$	4,012,118	s	34,880,048



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Date	e: December 19, 2012	
Legal Desc	ription of Property		
Square:	4365 Lot: 0804		
Property A	ddress: V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	202.100	T 1	255.050
Land	302,100	Land	255,060
Building	-0-	Building	-0-
Total	\$ 302,100	Total	\$ 255,060

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



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	Date	December 19, 2012	
Legal Desc	ription of Property	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Square: 4	4365 Lot: 0805		
Property A	ddress: 2310 31 st Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	1,197,990	Land	1,197,990
Building	1,000	Building	1,000
Total	\$ 1,198,990	Total	\$ 1,198,990

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



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	Date:	December 19, 2012	
Legal Descr	ription of Property		
Square: 4	1365 Lot: 0806		
Property Ac	ddress: 2320 31 st Street NE		
ORIGINAL ASSESSMENT			FINAL ASSESSMENT
Land	1,136,760	Land	1,136,760
Building	1,000	Building	1,000
Total	\$ 1,137,760	Total	\$ 1,137,760

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

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FURTHER APPEAL PROCEDURES



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	Date	: December 19, 2012	
Legal Desc	ription of Property		
Square: 4	4367 Lot: 0001		
Property A	ddress: 3130-3180 V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	2,949,300	Land	2,949,300
Building	473,700	Building	360,145
Total	\$ 3,423,000	Total	\$ 3,309,445

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



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	Da	te: December 19, 2012	
Legal Desc	ription of Property		
Square:	4367 Lot: 0002		
Property A	ddress: 3100 V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	050 670	Y 1	SEP GALLY SAMPLEY
Land	959,670	Land	810,250
Building	1,056,540	Building	803,266
Total	\$ 2,016,210	Total	\$ 1,613,516

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



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	Dat	e: December 19, 2012	
Legal Desc	ription of Property		
Square:	4367 Lot: 0801		
Property A	ddress: 33 rd Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	363,630	Land	307,010
Building	-0-	Building	-0-
Total	\$ 363,630	Total	\$ 307,010

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato Esq.

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

		Date:	December 19, 2012		
Legal Descr	ription of l	Property			
Square: 4	4371 I	Lot: 0001			
Property A	ddress: 3	300 V Street NE			
	ORIGINAL ASSESSMENT			FINAL ASSESSMENT	
Land		3,928,920	Land	3,317,200	
Building		186,730	Building	141,967	
Total	\$	4,115,650	Total	\$ 3,459,167	

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

		Date	December 19, 2012	
Legal Descr	ription of l	Property		
Square: 4	4371 I	Lot: 0002		
Property A	ddress: 3	350-3390 V Street NE		
	ORIGINA	AL ASSESSMENT		FINAL ASSESSMENT
Land		3,002,400	Land	2,534,940
Building		458,140	Building	348,315
Total	\$	3,460,540	Total	\$ 2,883,255

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Date	: December 19, 2012		
Legal Descr	ription of Property			
Square: 4	371 Lot: 0005			
Property Ac	ldress: 2100 South Dakota Aven	ue NE		
ORIGINAL ASSESSMENT			FINAL ASSESSMENT	
Land	400,880	Land	400,880	
Building	1,000	Building	1,000	
Total	\$ 401,880	Total	\$ 401,880	

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

		Date: 1	December 19, 2012		
Legal Descr	ription of Prop				
Square: 4	4371 Lot:	0805			
Property Ac	ddress: South	Dakota Avenue NE			
	ORIGINAL A	SSESSMENT		FINAL A	ASSESSMENT
Land		542,760	Land		458,250
Building		-()-	Building		-0-
Total	\$	542,760	Total	\$	458,250

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Date	e: December 19, 2012	
Legal Desc	ription of Property		
Square:	4371 Lot: 0806		
Property A	ddress: V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	682,050	Land	575,860
Building	-0-	Building	-0-
Total	\$ 682,050	Total	\$ 575,860

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amate, Esq.

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Date:	December 19, 2012		
Legal Descr	ription of Property			
Square: 4	4373 Lot: 0001			
Property A	ddress: 3015-3055 V Street NE			
ORIGINAL ASSESSMENT			FINAL ASSESSMENT	
Land	2,927,790	Land	2,927,790	
Building	479,990	Building	364,927	
Total	\$ 3,407,780	Total	\$ 3,292,717	

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



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	Date:	December 19, 2012		
Legal Desc	ription of Property			
Square:	4373 Lot: 0002			
Property A	ddress: 3125-3165 V Street NE			
ORIGINAL ASSESSMENT			FINAL ASSESSMENT	
Land	2,922,660	Land	2,467,610	
Building	481,490	Building	366,067	
Total	\$ 3,404,150	Total	\$ 2,833,677	

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



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	Date:	December 19, 2012	
Legal Desc	ription of Property		
Square:	4373 Lot: 0005		
Property A	ddress: 3325-3355 V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	3,427,170	Land	2,893,570
Building	333,700	Building	253,705
Total	\$ 3,760,870	Total	\$ 3,147,275

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Date	: December 19, 2012	
Legal Desc	ription of Property		
Square:	4373 Lot: 0802		
Property A	ddress: V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	543,000	Land	542,000
	343,000	Land	543,000
Building	1,000	Building	1,000
Total	\$ 544,000	Total	\$ 544,000

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



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	D	ate: December 19, 2012	
Legal Desc	ription of Property		
Square:	4373 Lot: 0803		
Property A	ddress: V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	241 140	T	241.140
Land	241,140	Land	241,140
Building	1,000	Building	1,000
Total	\$ 242,140	Total	\$ 242,140

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

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	Dat	e: December 19, 2012	
Legal Desc	ription of Property		
Square: 4	4373 Lot: 0806		
Property A	ddress: V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	109,280	Land	109,280
Building	1,000	Building	1,000
Total	\$ 110,280	Total	\$ 110,280

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

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	Dat	e: December 19, 2012	
Legal Desc	ription of Property		
Square:	4373 Lot: 0807		
Property A	ddress: V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	590,490	Land	590,490
Building	1,000	Building	1,000
Total	\$ 591,490	Total	\$ 591,490

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

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	Date	: December 17, 2012	2
Legal Desc	ription of Property	, , , , , , , , , , , , , , , , , , , ,	
Square:	5642 Lot: 0001		
Property A	ddress: 2845 Alabama Avenue SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	10,536,870	Land	10,536,870
Building	7,637,300	Building	6,910,270
Total	\$ 18,174,170	Total	\$ 17,447,140

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



Suffix

Square

Petitioner

Property Address

5642

RPTAC ASSESSMENT STIPULATION FORM

STIPULATION AGREEMENT

Lot (s)

2845 Alabama Ave Se

Good Hope Marketplace LP

1

	0.	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
	LAND	\$10,536,870	\$10,536,870
	.IMPROVEMENTS	\$7,637,300	\$6,910,270
w	TOTAL	\$18,174,170	\$17,447,140
JUSTIFICATIO	ON: OTR reevaluate he lease growth rate.	4 % STIPULATED VAL	ibject based on the property's historic expe
			T UPON ACCEPTANCE BY THE PARTIES AND THE I
BEFORE THE REAL	PROPERTY TAX APPEALS RICT OF COLUMBIA	COMMISSION OR APPEAL SUCH VA	T UPON ACCEPTANCE BY THE PARTIES AND THE I ATED ASSESSMENT, THAT VALUE SHALL BECOME SHALL CONTEST THIS VALUE IN FURTHER HEAR LUE TO ANY COURT.
(All stinulations Ge	SORY APPRAISER:	N. Hayen,	Date: 12/12/12 Date: 12/12/12
(All stipulations, Ge Major Commercial APPEALS RESIDENT	SORY APPRAISER: m. com. stipulations must originate with stipulations must originate with Supervite Stipulations of Supervision Manager (Compared present states)	Supervisory Appraiser for changes groater than 25% or over S tory Appraiser for changes greater than 25% or over S	12 million.)
(All stipulations, Ge Major Commercial APPEALS RESIDENT Appeals & Litigatio Residential Manage	SORY APPRAISER: an. Com. stipulations must originate with stipulations must originate with Supervi & LITAGATION MA FIAL MANAGER: an Manager (Commercial properties where tr (All stipulations) PRAISER:	Supervisory Appraiser for changes greater than 25% or over S NAGER/	Date:
(All stipulations, Ge Major Commercial APPEALS RESIDENT Appeals & Litigatio Residential Manage CHIEF AP (Properties where ve greater than 20% o	SORY APPRAISER: m. com. stipulations must originate veithr stipulations must originate with stipulations must originate with ELITAGATION MA FIAL MANAGER: m Manager (Commercial properties where r (All stipulations) PRAISER: alue change is greater than 20% for Resic r over \$12 million for Major Commercial	Supervisory Appraiser for changes greater than 25% or over Story Appraiser for changes greater than 25% or over Standard than 25% or over Standard than 25% or over Standard than 26% or over Standard t	Date:
(All stipulations, Ge Major Commercial APPEALS RESIDENT) Appeals & Litigation Residential Manage CHIEF AP (Properties where vigreater than 20% of DIRECTOR (Properties where value) OR THE PETIT OWNER/A	SORY APPRAISER: m. com. stipulations must originate veither stipulations must originate with supervite stipulations or (Commercial properties where (All stipulations) PRAISER: alue change is greater than 20% for Resider over \$12 million for Major Commercial R: lue change is greater than 30% or over \$1000000000000000000000000000000000000	Supervisory Appraiser for changes greater than 25% or over Story Appraiser for changes greater than 25% or over Standard than 25% or over Standard than 25% or over Standard than 26% or over Standard t	Date:



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	Date:	December 19, 2012	
Legal Desc	ription of Property	, , , , , , , , , , , , , , , , , , , ,	
Square:	PAR 0173 Lot: 0090		
Property A	ddress: 3535 V Street NE		
ORIGINAL ASSESSMENT			FINAL ASSESSMENT
Land	2 202 750	Y	
Land	2,202,750	Land	1,859,790
Building	692,370	Building	526,395
Total	\$ 2,895,120	Total	\$ 2,386,185

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq

FURTHER APPEAL PROCEDURES



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	Date:	December 19, 2012	
Legal Desc	ription of Property		
Square:	PAR 0173 Lot: 0095		
Property A	ddress: 3515 V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
-1-			
Land	635,970	Land	536,950
Building	555,210	Building	422,115
Total	\$ 1,191,180	Total	\$ 959,065

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



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	Date	e: December 19, 2012		
Legal Desc	ription of Property	,2012		
Square:	PAR 0173 Lot: 0096			
Property A	ddress: 3521 V Street NE			
ORIGINAL ASSESSMENT			FINAL ASSESSMENT	
Land	638,130	Land	538,780	
Building	33,350	Building	33,350	
Total	\$ 671,480	Total	\$ 572,130	

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

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FURTHER APPEAL PROCEDURES



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	Date	e: December 19, 2012	
Legal Desc	ription of Property		
Square: I	PAR 0173 Lot: 0123		
Property Ac	ddress: V Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	189,690	Land	160,160
Building	1,000	Building	1,000
Total	\$ 190,690	Total	\$ 161,160

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

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Richard Amato, Esq.

FURTHER APPEAL PROCEDURES



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	Date:	December 19, 2012	
Legal Desci	ription of Property	, 2012	
Square: I	PAR 0173 Lot: 0124		
Property Ac	ddress: New York Avenue NE		
ORIGINAL ASSESSMENT			FINAL ASSESSMENT
Land	1,512,030	Land	1,276,610
Building	100,000	Building	1,270,010
Total	\$ 1,612,030	Total	\$ 1,376,610

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amate Esq

FURTHER APPEAL PROCEDURES



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	Date: Ja	anuary 29, 2013	
Legal Desc	ription of Property	, , , , , , , ,	
	AR Suffix: 0214 Lot: 0174		
Property A	ddress: Alabama Avenue, SE		
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	62,320	Tourd	(2.222
	02,320	Land	62,320
Building	0	Building	0
Total	\$ 62,320	Total	\$ 62,320

Rationale

Pursuant to statute, the Petitioner must demonstrate by the preponderance of the evidence that the proposed Tax Year 2013 assessment of the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of the January 1, 2012 valuation date.

The Petitioner and OTR agree on the valuation, therefore, the Commission sustains the proposed Tax Year 2013 assessment.

COMMISSION SIGNATURES

Andrew Dorchester

FURTHER APPEAL PROCEDURES